

Exhibit “D”

Comparative Market Analysis



Researched and prepared by

Nicholas Cuomo

Prepared exclusively for

John Cervini

Prepared on
March 20, 2024

Subject Property

200 East Erie Street

Orangetown, NY

10913-1900

Nicholas Cuomo

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200 East Erie Street
Orangetown, 10913

Wednesday, March 20, 2024

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Beds	Baths	SqFt Ttl	\$/SqFt	Sold Date
200 East Erie Street		0	0	5760	203.99	
206 Route 303	\$1,100,000			5,874	\$187.27	12/01/2022
144 Route 59	\$1,225,000			5,248	\$233.42	07/10/2023
86 Maple Avenue	\$1,300,000			3,527	\$368.59	03/18/2024
Averages:	\$1,208,333			4,883	\$263.09	

	Low	Median	Average	High	Count
Comparable Price	\$1,100,000	\$1,225,000	\$1,208,333	\$1,300,000	3
Adjusted Comparable Price	\$1,100,000	\$1,225,000	\$1,208,333	\$1,300,000	3

On Average, the 'Sold' status comparable listings sold in 19 days for \$1,208,333

200 East Erie Street
Orangetown, 10913

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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
200 East Erie Street		206 Route 303		144 Route 59	
MLS#		6164782		6231558	
List Price	\$1,150,000	\$1,249,000		\$1,239,000	
Status	Sold	Sold		Sold	
DOM	275	5		13	
Post Office	Blauvelt	Valley Cottage		Airmont	
County	Rockland County	Rockland County		Rockland County	
City	Orangetown	Clarkstown		Ramapo	
Zip	10913	10989		10901	
School Dist	South Orangetown	Nyack			
Type	Office	Office		Office	
Bed Total	0				
Bath Total	0				
Baths Full/Half	0 / 0				
# Rooms					
Sq Ft Total	5760	5,874		5,248	
Est. Ann. Taxes	\$42,206	\$47,250		\$21,000	
\$Prc/SqFt	203.99	\$187.27		\$233.42	
Lot Sz Acres	0.47				
Style					
Levels	2	2		3	
Year Built	1999	1986		1980	
Basement					
Attic					
Parking		Lot Parking		Private Parking	
Heat	Forced Air, Hot Water	Forced Air		Forced Air	
Fuel	Natural Gas	Natural Gas		Natural Gas	
A/C	Central	Central		Central	
Water	Municipal	Municipal		Municipal	
Sewer	Municipal	Municipal		Municipal	
Sold Price	\$1,175,000	\$1,100,000		\$1,225,000	
Sold Date	5/9/2022	12/01/2022		07/10/2023	

	Price	\$1,100,000	\$1,225,000
Total Adjustments		\$0	\$0
Adjusted Price		\$1,100,000	\$1,225,000

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200 East Erie Street
Orangetown, 10913

Wednesday, March 20, 2024

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>
200 East Erie Street		86 Maple AV	
MLS#		6270100	
List Price	\$1,150,000	\$1,200,000	
Status	Sold	Sold	
DOM	275	40	
Post Office	Blauvelt	New City	
County	Rockland County	Rockland County	
City	Orangetown	Clarkstown	
Zip	10913	10956	
School Dist	South Orangetown	Clarkstown	
Type	Office	Office	
Bed Total	0		
Bath Total	0		
Baths Full/Half	0 / 0		
# Rooms			
Sq Ft Total	5760	3,527	
Est. Ann. Taxes	\$42,206	\$27,035	
\$Prc/SqFt	203.99	\$368.59	
Lot Sz Acres	0.47		
Style			
Levels	2		
Year Built	1999		
Basement			
Attic			
Parking			
Heat	Forced Air, Hot Water	Forced Air	
Fuel	Natural Gas	Natural Gas	
A/C	Central	Ductless	
Water	Municipal	Municipal	
Sewer	Municipal		
Sold Price	\$1,175,000	\$1,300,000	
Sold Date	5/9/2022	03/18/2024	

Price	\$1,300,000
Total Adjustments	\$0
Adjusted Price	\$1,300,000

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Orangetown, 10913

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Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$1,200,000 and \$1,249,000

Selling Price between \$1,100,000 and \$1,300,000

3,527 to 5,874 Square Feet

\$212.63 to \$340.23 per Square Foot

\$187.27 to \$368.59 per Sold Square Foot

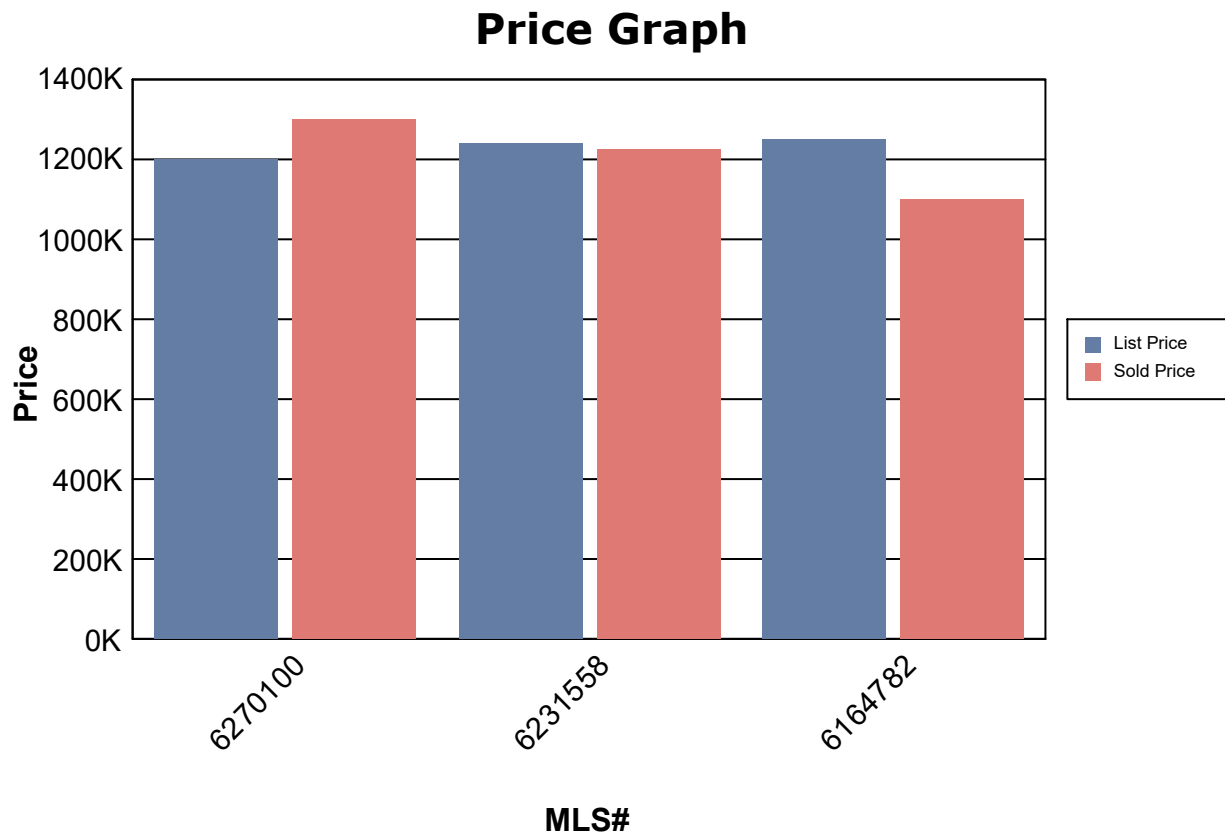
Year Built between 1980 and 1986

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List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



200 East Erie Street
Orangetown, 10913

Wednesday, March 20, 2024

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	DOM
6164782	12/01/2022	206 Route 303	Office	5,874			\$1,100,000	5
6231558	07/10/2023	144 Route 59	Office	5,248			\$1,225,000	13
6270100	03/18/2024	86 Maple AV	Office	3,527			\$1,300,000	40
Averages:				4,883			\$1,208,333	19

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACTIVE							
CONTRACT							
Temp. Off Mrkt							
Off Market							
SOLD	3	\$1,208,333	\$263.09	\$1,225,000	\$1,100,000	\$1,300,000	19
RENTED							
EXPIRED							
Total	3	\$1,208,333	\$263.09	\$1,225,000	\$1,100,000	\$1,300,000	19

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CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

206 Route 303



MLS #:	6164782	Status:	Sold	Beds:		L Price:	\$1,249,000
Post Ofc:	Valley Cottage	Baths:	(0 0)	S Price:		S Price:	\$1,100,000
County:	Rockland County	Yr Blt:	1986	S Date:		S Date:	12/1/2022
Type:	Office	Sqft:	5,874	DOM:		DOM:	5
Style:		Lot Sz:					
Parking:	Lot Parking						
Rmks:	6560 total sf of clean and bright office space with off-street parking located in Valley Cottage at a signalized intersection. 2624 sf lower level office space is currently occupied by Highland Medical (ACC) But will be delivered vacant. 3250 sf upper level is currently occupied by Highland Medical (FPAR) but will be vacant at closing and consists of 1 large open room (used as a waiting room), 4 offices, 5+ exam rooms, a kitchenette, and 2 1/2 baths. Great opportunity for owner/investor to move your business/practice in the next year and collect rent from the other level. Come see the possibilities for yourself! Natural Gas-fired HVAC with Central Air. Plenty of private parking.						

144 Route 59



MLS #:	6231558	Status:	Sold	Beds:		L Price:	\$1,239,000
Post Ofc:	Airmont	Baths:	(0 0)	S Price:		S Price:	\$1,225,000
County:	Rockland County	Yr Blt:	1980	S Date:		S Date:	7/10/2023
Type:	Office	Sqft:	5,248	DOM:		DOM:	13
Style:		Lot Sz:					
Parking:	Private Parking						
Rmks:	A Small Professional Office Building on Route 59 right off the thruway in the Hot Airmont area. Suite of Approx. 500 Sq, Ft, is Becoming Vacant it could be owner occupied or Rented						

86 Maple AV



MLS #:	6270100	Status:	Sold	Beds:		L Price:	\$1,200,000
Post Ofc:	New City	Baths:	(0 0)	S Price:		S Price:	\$1,300,000
County:	Rockland County	Yr Blt:		S Date:		S Date:	3/18/2024
Type:	Office	Sqft:	3,527	DOM:		DOM:	40
Style:		Lot Sz:					
Parking:							
Rmks:	Approx 3,527 sq.ft. prior Adult Day Care facility on .34 acre in the PRIME Location in the heart of the Downtown New City. Featuring a large common area rec room, Kitchen, 8 private office, 4 bathrooms and 27 parking spaces this property is zoned H2 and has a broad range of development and use potential.						

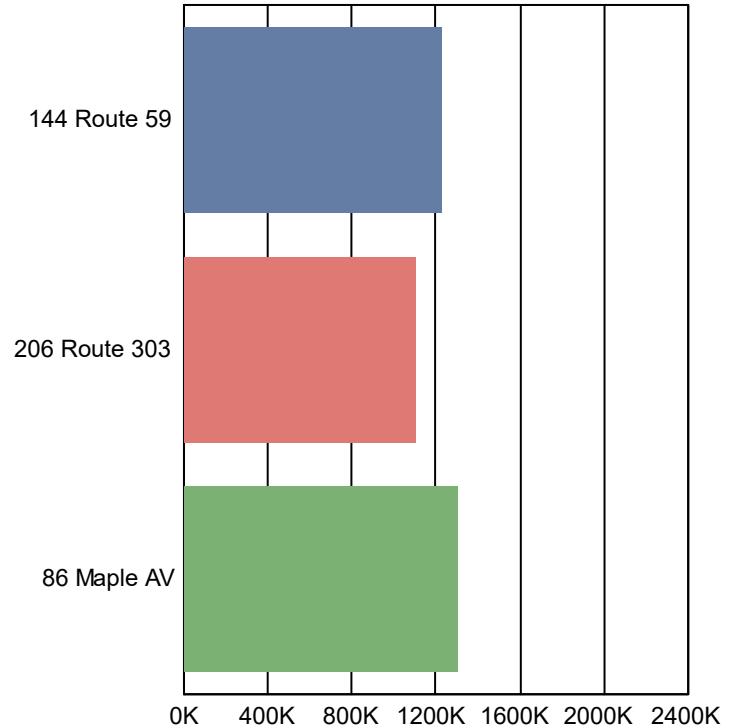
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CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	3
Lowest Price	\$1,100,000
Highest Price	\$1,300,000
Average Price	\$1,208,333
Avg. Price/SqFt	\$263.09
Avg DOM	19



Researched and prepared by

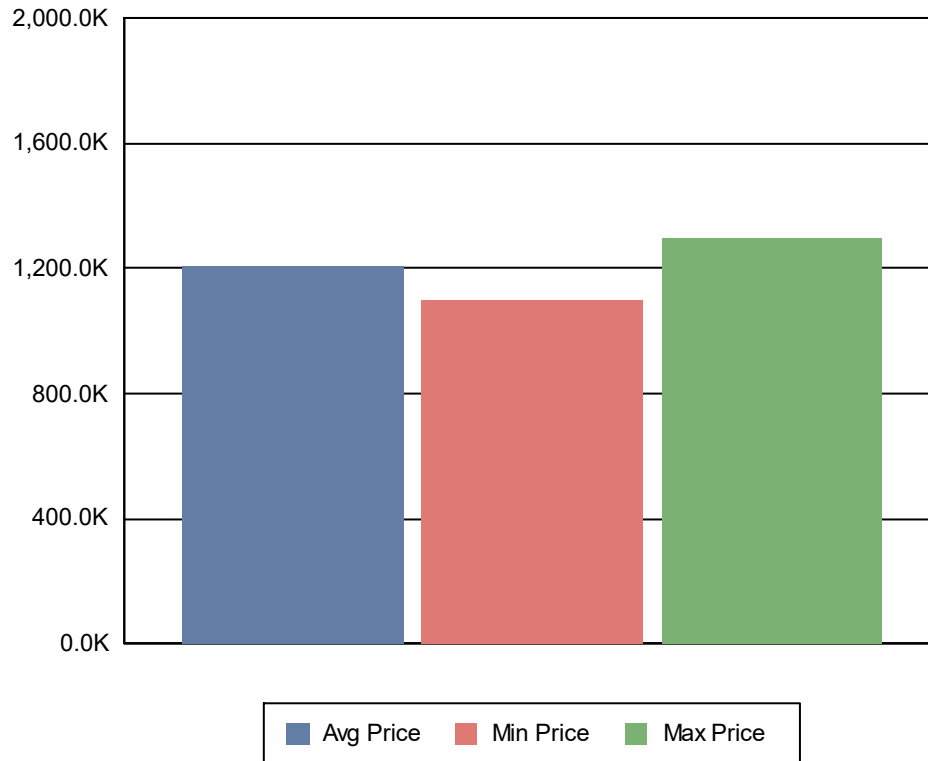
Comparative Market Analysis

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CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$1,100,000	\$1,300,000	\$1,208,333	\$263.09
Totals / Averages	\$1,100,000	\$1,300,000	\$1,208,333	\$263.09

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
206 Route 303	\$1,249,000	\$1,100,000	5	%88.07	\$187.27
144 Route 59	\$1,239,000	\$1,225,000	13	%98.87	\$233.42
86 Maple Avenue	\$1,200,000	\$1,300,000	40	%108.33	\$368.59
Total Averages	\$1,229,333	\$1,208,333	19	%98.42	\$263.09

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Sold								
S	206 Route 303			5,874	\$1,249,000	\$1,100,000	12/01/2022	5

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Comparative Market Analysis

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CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
S	144 Route 59			5,248	\$1,239,000	\$1,225,000	07/10/2023	13
S	86 Maple Avenue			3,527	\$1,200,000	\$1,300,000	03/18/2024	40

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Comparative Market Analysis

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Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

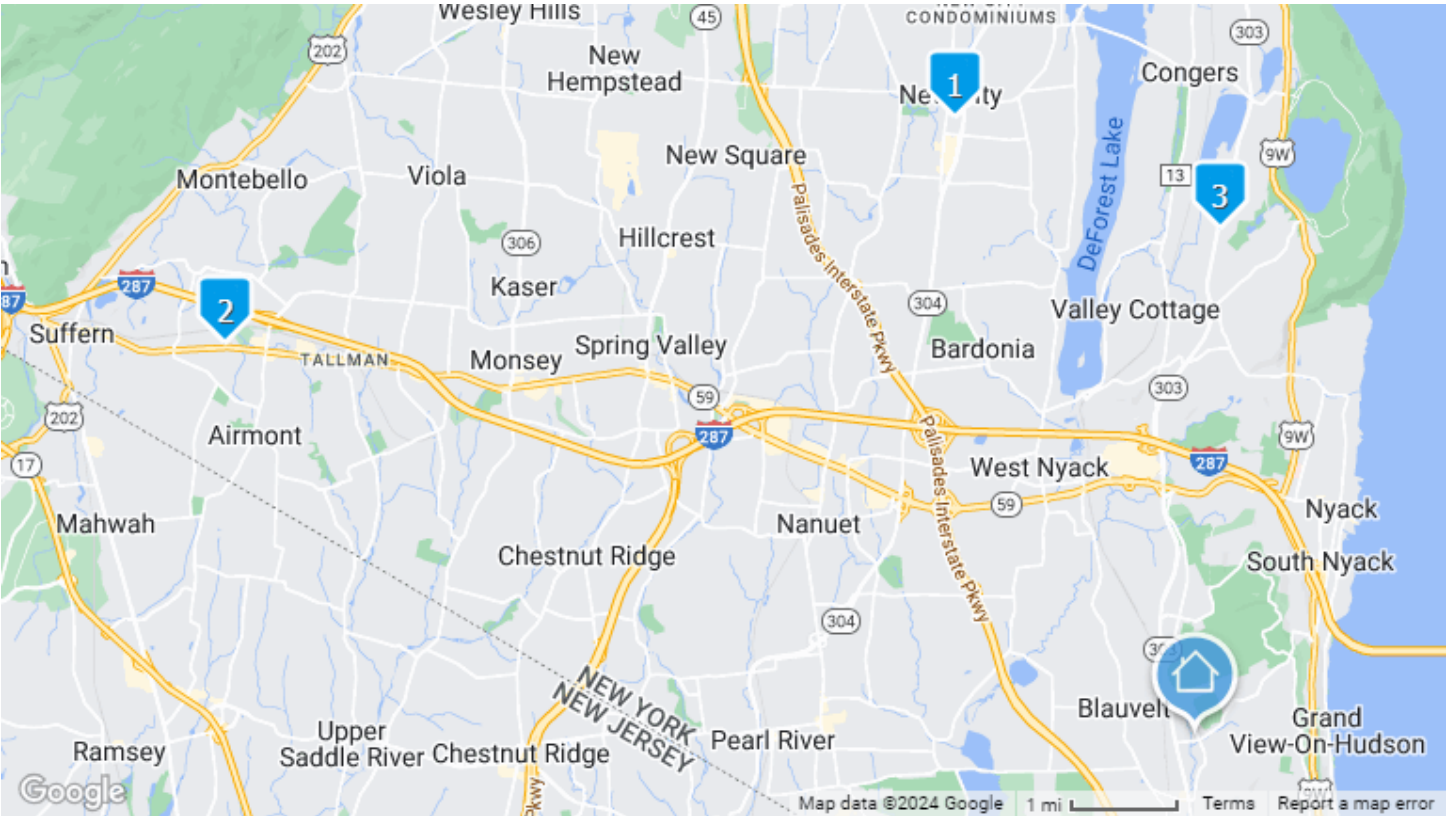
After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for : **\$1,225,000.00**








Subject Property: 200 East Erie Street, Orangetown

March 20, 2024

CMA Map Layout

Map for the CMA Subject with Comparables



	200 East Erie Street , Orangetown, 10913			Beds 0	Baths 0	Sq.Ft. 5760
 Address	 Price	 Date	 Beds	 Baths	 Sq.Ft.	
1 86 Maple AV	\$1,300,000	3/18/24			3,527	
2 144 Route 59	\$1,225,000	7/10/23			5,248	
3 206 Route 303	\$1,100,000	12/1/22			5,874	